

NOTICE OF SALE

By virtue of a Decree of the Court of Common Pleas for Aiken County, South Carolina, heretofore granted in the case of JPMorgan Chase Bank, NA -v- Watona K. Peart, et al, C/A NO. 2013-CP-02-0894, I the undersigned M. Anderson Griffith, as Master in Equity will sell on October 7, 2013, at 11 o'clock A.M. at the County Courthouse in Aiken County, South Carolina, to the highest bidder:

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina being shown and designated as LOT EIGHTY-EIGHT (88) BLOCK 12 SUMMERFIELDS SUBDIVISION as shown on an individual plat prepared by Tony L. Carr, Sr. & Associates dated May 13, 1987 which said plat is recorded in the Office of the RMC for Aiken County, South Carolina in Misc Book 477 at Page 210. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and exact location of the within conveyed property.


This being the same property conveyed to Watona K. Peart by deed of Virginia A. Davidson n/k/a Virginia D. Murray recorded February 17, 2006 in Deed Book 4046 at Page 1754.

TMS # 013-10-03-019

PROPERTY ADDRESS: 620 Carolina Springs Road North Augusta, South Carolina 29841

The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any senior encumbrances.

TERMS OF SALE: FOR CASH: the undersigned will require a deposit of 5% of the amount of the bid (in cash or equivalent) by 1:00 pm on the day of the sale, same to be applied on the purchase price only upon compliance with the bid, interest on the balance of the bid at five and 875/1000 (5.875%) shall be paid to the day of compliance as established in the Master in Equity's Order and Judgment of Foreclosure and Sale, but in case of noncompliance within 20 days, same to be forfeited and applied to the costs and Plaintiff's debt and the property readvertised for sale upon the same terms (at the risk of the former highest bidder). Personal or deficiency judgment being granted against the defendant Watona K. Peart, the bidding will remain open for thirty days after the date of sale. Purchaser to pay for preparation of deed and deed stamps.

  
M. Anderson Griffith  
Master in Equity for Aiken County

Weston Adams Law Firm  
Attorneys for Plaintiff